



# For Sale

## 11626 119 Street NW

Edmonton, AB

3,595 square feet



## Property overview

Highly visible executive office condo comprising 3,595 SF, strategically located along Kingsway Avenue. This turn-key, fully-built-out space is ideal for professional services, corporate headquarters, or medical users seeking a central Edmonton location with rapid access to major transit corridors and surrounding amenities.

- Excellent high-exposure visibility with direct frontage onto Kingsway Avenue
- Exceptional transit connectivity with immediate access to Yellowhead Trail
- Located just 5 minutes from Kingsway Mall and numerous retail and dining amenities
- Fully turn-key opportunity with existing high-end furniture packages available



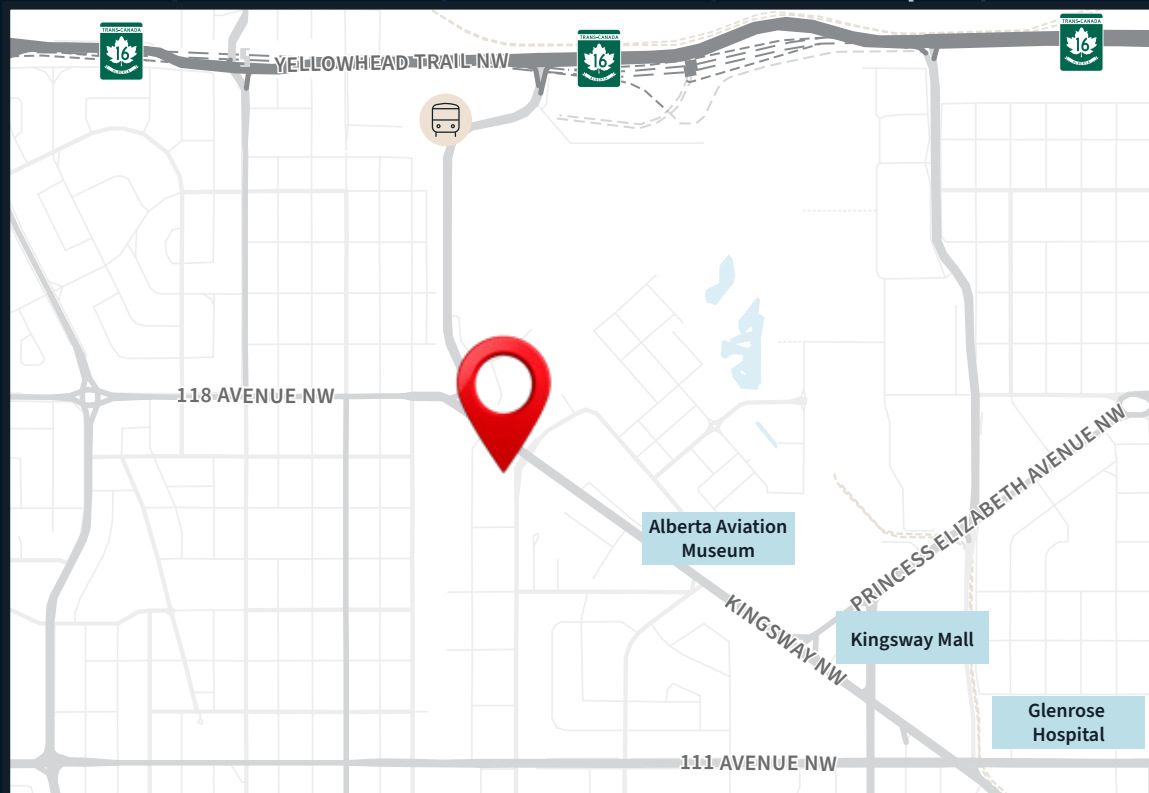
## Property details

|                           |                                   |
|---------------------------|-----------------------------------|
| <b>Municipal address</b>  | 11626 119 Street NW, Edmonton, AB |
| <b>Legal Description</b>  | Plan: 0825767 Unit: 3             |
| <b>Size</b>               | 3,595 square feet                 |
| <b>Sale Price</b>         | \$1,180,000                       |
| <b>Property taxes</b>     | \$18,730.42                       |
| <b>Monthly condo fees</b> | \$2,718.39                        |
| <b>Zoning</b>             | General Commercial (CG)           |



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**For more information, please contact:**

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